



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: May 23, 2006

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: CONSENT: Special Use Permit for a Specific Use for Garage for Automotive Repair (CSU-60001)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the April 5, 2006 public hearing, the County Planning Commission voted (6-0; Commissioner Montano excused) to recommend approval of a Special Use Permit for a Specific Use for Garage for Automotive Repair on Tract 34A, located at 1719 Patton Road SW, zoned R-1, containing approximately .34 acres. The decision was based on six (6) Findings and subject to the following thirteen (13) Conditions.

Findings:

1. This is a request for a Special Use Permit for a Specific Use for Garage for Automotive Repair (including the use of a wrecker truck for towing customers vehicles) on Tract 34A, located at 1719 Patton Road SW, zoned R-1, containing approximately .34 acres.
2. There is substantial neighborhood support for this request.
3. Unique conditions exist in this site relative to the shape and position of the lot, which allows for a separate entrance to the Repair Garage via Citation Drive and reduces the impact of vehicles entering the Repair Garage from adjacent residential uses.
4. This request is consistent with Resolution 116-86 in that the applicant has demonstrated that the existing zoning is inappropriate in that there are changed neighborhood conditions mainly that a contractor's yard is located north of the site.
5. This request is consistent with Resolution 116-86 in that this land use is more advantageous to the community in that it encourages a small-scale, locally-owned and operated industry that complements residential areas and reduces the need to travel as articulated in Policies 3.g, 6.a, 6.b & 6.g of the Albuquerque/Bernalillo County Comprehensive Plan.
6. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. There shall be no more than five vehicles awaiting repairs on the site at any time.
2. All repairs shall be conducted inside the garage.
3. Hours of operation shall be between 8:00 AM and 6:00 PM, Monday through Saturday.
4. The applicant shall meet all the requirements of the Bernalillo County Office of Environmental Health regarding the handling and disposal of fluid, oil, grease, fuel, batteries and tires.
5. The applicant shall provide opaque screening along the portion of the site, which fronts Citation Drive in order to shield the Auto Repair Garage from Citation Drive.
6. Landscaping adjacent to residential properties shall consist of a combination of shade and evergreen trees, twenty-five (25) feet on center.
7. A six (6) foot solid wall or opaque fence shall be located on all sides of the site, which abut residential uses. A six (6) foot landscape buffer shall be located parallel to the inside face of the wall and shall have a mixture of shade trees and evergreen trees to provide buffering at a minimum of twenty-five (25) feet on center.
8. Lighting shall be site-specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.
9. No outdoor speakers or amplified sound systems shall be permitted.
10. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
11. The Special Use Permit shall be issued for ten (10) years.
12. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commission approval.
13. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (April 10, 2006).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval